

TOWN OF CHATHAM
488 State Route 295, Chatham, NY 12037

Town Board Workshop Minutes

Thursday, December 7, 2023 @ 6:30PM

This Meeting is IN PERSON (Town Hall) For Board Members with the Exception of the Occurrence of Extraordinary Circumstances,

IN PERSON and VIRTUAL for the Public

GOOGLE MEET: meet.google.com/qqk-drha-pct **JOIN BY PHONE:** (US)+1 508-779-6056 PIN: 912 586 055#

PRESENT

Supervisor Donal Collins, Councilmembers Vance Pitkin, Abi Mesick, Destiny Hallenbeck, Rick Werwaiss, Town Clerk Beth Anne Rippel, Highway Superintendent James Fetzer

RECORDING NOTICE

- Supervisor Collins called the meeting to order and led the pledge of allegiance to the flag.
- **ANNOUNCEMENTS:**
 1. Chatham Winterfest: 12/9/23, 11AM-5PM, Main Street, Chatham
 2. EC Ladies Auxiliary: 12/9/23 @ 5PM Holiday Potluck & Party@ EC Fire House
 3. Chatham Firehouse: 12/16/23 @ 4PM-8PM Santa Claus & Mrs. Claus having a free Pancake Dinner & Hot Chocolate Bar for all children.

Supervisor Collins announced that the Town was awarded a \$10,000 Greenway grant. He thanked Bonnie Schoonmaker, Tammy Shaw and Brian for their work. We have also been awarded a \$12,900.00 from the Department of State Smart Planning grant. Thanks to Bonnie, Tammy and Abi for their work on this grant and for soliciting letters of support.

Tim Mackerer will be conducting hayrides at Winterfest this Saturday from 11-4PM and distributing housing surveys as well.

- **NEW BUSINESS:**

1. Chatham Agricultural Protection Plan Update

Henry Corsun presented the Plan. Excited to be bringing this update to conclusion and to start doing the work itself beginning in the coming year. The Ag Protection Plan was completed in 2009 and it was a very rigorous process full of lots of data and surveys. They undertook updating the Plan with the goal of making sure that farming continues to thrive in the town of Chatham. They had a great group of people working on the committee and each brought a broad set of perspectives to the work. The first part of the Plan parallels the Community Preservation Plan. We're in a really good position as a Town to continue to maintain ourselves as an ag. community. We haven't lost a lot of farmland, the profile of the farm has changed but the number of operations hasn't changed. First is to make sure Chatham stays a farm friendly community. The second is to actively work to expand Acres of farmland and the number of farm Enterprises. The third is trying to ensure that Chatham remains as a resilient food system. Looking beyond being just food production, but making sure our community is well fed. And the fourth is continuing to connect the farmers and non-farmers within the town. CAP is here to help and they look forward to working with the board. Werwaiss -is it reasonable to get the Protection Plan going on a rolling basis? Henry said CAP can and should continue doing rolling updates. Supervisor Collins as per DC. team effort all the way around. Interaction between farmers and education. Ty to Henry. AM-farm friendly audit Hallenbeck happy celebrate this by resolution as per DC, THANKS

2. 2024 Organizational Meeting

3. Solar Application and Permitting - At the last ZBA meeting we had an application for a rooftop solar project. (Which Mr. Rael was applying for through the Building Dept.) There was some confusion about how the process should work with our Unified Solar Permit. Today Collins met with the ZBA chair, Councilman Pitkin, the Building department and the Town attorney to discuss parity between residential and commercial with the current Unified Solar Permit. We decided to continue with the area variance requirement given that there is no distinguishment between residential and commercial. Supervisor said that we are moving ahead with a local law to deal with this but in this case it'll be back in front of the ZBA.

Jody Rael-addressed the Board regarding a solar permit for his business. Doesn't see any reason to be applying for a variance for his solar permit. This is the first time a permit has been denied. As long as it's approved by NYSEDA and NYSEG it should be allowed. This installation will make the whole facility net zero. The Comp. Plan says we want to encourage rooftop solar. Right now there is no law in Chatham for industrial solar. Supervisor-from the Towns perspective, under the Unified Solar Permit, it is for 25kw and that's for residential Werwaiss asked if there is a board action we can take now? Supervisor- we can't circumvent the process. Best course of action is to go before the ZBA which meets in January. It was suggested that under the circumstances the ZBA might meet in December. Werwaiss said that there is a draft solar law that he thinks the Town Board will be taking up soon. Collins will contact the ZBA.

- **OLD BUSINESS:**

1. Schedule Interviews

1. Community Preservation Fund Advisory Board

Consult with TB to hold a special meeting Dec 21 at 5 before regular meeting in executive session. We have 5 applicants.

- **PUBLIC COMMENT**

None

- **RESOLUTIONS:**

1. **Resolution#201-23: To Accept the Financial Abstract as presented to pay the Town Bills.**

WHEREAS, the Chatham Town Board accepts the Financial Abstract #12 as presented to pay the Town Bills.

Offered by: Mesick, seconded motion: Pitkin

VOTE:

AYE: Collins, Pitkin, Mesick, Hallenbeck, Werwaiss **NAY:** None Resolution adopted

2. **Resolution#202-23: To Rescind Resolution#198-23: To Approve Purchase of Haul Truck**

WHEREAS, the Chatham Town Board approved the purchase for (One) Haul Truck, on Sourcewell Contract, from Henderson Equipment, 1085 South Third Street, Manchester, IA 52057 for a price not to exceed \$225,000.00 with Resolution #198-23 on November 16, 2023, and

WHEREAS, the Chatham Town Board approved the transfer of \$300,000 from Unappropriated Fund Balance (DB915) to the Capital Reserve Fund for Highway (DB878), and

WHEREAS, the Haul Truck will now be purchased through Gabrielli Truck Sales (Cab/Chassis and Henderson dump body) located at 135 Neelytown Road, Montgomery, NY, 12549, and

THEREFORE, BE IT RESOLVED, the Chatham Town Board rescinds approval of Resolution 198-23, and

BE IT FURTHER RESOLVED, the Chatham Town Board accepts the Sourcewell Contract for (One) Haul Truck from Gabrielli Truck Sales, 135 Neelytown Road, Montgomery, NY, 12549 for a price not to exceed \$234,000.00 as with \$300,000 transferred from Unappropriated Fund Balance (DB915) to the Capital Reserve Fund for Highway (DB878) and then transferred and expensed from Machinery Equipment Account (DB5130.2).

Offered by: Mesick, seconded motion: Hallenbeck

James-much better quality truck for the money

VOTE:

AYE: Collins, Pitkin, Mesick, Hallenbeck, Werwaiss **NAY:** None Resolution adopted

3. **Resolution#203-23: To Schedule the 2024 Organizational Meeting.**

WHEREAS, the Town of Chatham is required to hold an Organizational Meeting soon after the New Year, and

WHEREAS, the Town Board approves the date of Tuesday, January 2, 2024 at 6:30PM as an Organizational Meeting, and

NOW, THEREFORE, BE IT RESOLVED, the Chatham Town Board approves the Organizational Meeting to be held Tuesday, January 2, 2024 at 6:30PM for the purpose of announcing the organizational structure for the Town of Chatham.

Offered by: Hallenbeck, seconded motion: Mesick

VOTE:

AYE: Collins, Pitkin, Mesick, Hallenbeck, Werwaiss **NAY:** None Resolution adopted

4. **Resolution#204-23: To Pursue the Bank of Greene County Grant for Park Improvements**

WHEREAS, the Town Board of the Town of Chatham considers the maintenance and improvements of our parks of prime importance, and

WHEREAS, The Bank of Greene County offers grant funding for local initiatives annually, and

NOW, THEREFORE, BE IT RESOLVED, that the governing board of the Town of Chatham hereby authorizes the Recreation Director to apply for an annual grant sponsored by The Bank of Greene County to be used for park maintenance and improvement.

Offered by: Mesick, seconded motion: Pitkin

Werwaiss wants West to interact with the grants committee.

Mesick asked if this was in Mike's purview, Collins said yes, it was in the past.

VOTE:

AYE: Collins, Pitkin, Mesick, Hallenbeck, Werwaiss **NAY:** None Resolution adopted

5. **Resolution#205-23: To Pursue the Stewarts Grant for Park Improvements**

WHEREAS, the Town Board of the Town of Chatham considers the maintenance and improvements of our parks of prime importance, and

WHEREAS, Stewart's Shops offers grant funding for local initiatives annually, and

NOW, THEREFORE, BE IT RESOLVED, that the governing board of the Town of Chatham hereby authorizes the Recreation Director to apply for an annual grant sponsored by Stewarts Shops to be used for park maintenance and improvement.

Offered by: Pitkin, seconded motion: Werwaiss

VOTE:

AYE: Collins, Pitkin, Mesick, Hallenbeck, Werwaiss **NAY:** None Resolution adopted

- **PUBLIC COMMENT**
None
- **MOTION TO CLOSE MEETING 7:11pm**
Was made by Hallenbeck, seconded by Mesick and carried.

Respectfully submitted by,
Beth Anne Rippel, Town Clerk